

*File*

A G E N D A

For Regular Meeting of Red Deer City Council to be held in the  
Council Chambers, City Hall, on Tuesday, August 6th, 1963 at 4:15 p.m.

1. Present:

Confirmation of Regular and Closed Meeting minutes of July 22nd, 1963.

2. Unfinished Business:

Page No.

- |   |      |
|---|------|
| 1. Water Resources - Red Deer River                           | 1.   |
| 2. Report of License Inspector re Mobile Home License fees    | 2.   |
| 3. Proposed nursing home - West Park                          | 3-4. |
| 4. Application for Nursing Home - South Hill                  | 5.   |
| 5. Stanley, Grimble & Roblin Ltd. - report on 45 St. Overpass | 5-6. |

3. Reports:

- |  |      |
|--|------|
| 1. Water Analysis, July 9, 1963  | 7.   |
| 2. Meat Inspection - March, April, May and June  | 7.   |
| 3. Building Inspector - temporary building   | 7-8. |
| 4. Finance Committee recommendations   | 8.   |
| 5. Home occupation application   | 8.   |
| 6. Tender for Transformer  | 8-9. |
| 7. Tender for sewer pipe   | 9.   |
| 8. Water report  | 9.   |
| 9. Business & Professional License report for July, 1963   | 10.  |
| 10. Dog Control for July, 1963   | 10.  |
| 11. Land Committee recommendations   | 10.  |
| 12. Building permits for July, 1963.   |      |
| 13. Red Deer Fairgrounds Commission - budgetary performance statement<br>January 1st to June 30, 1963. Copies are submitted with Council agenda<br>for information of Council members. |      |

4. Correspondence:

- |  |           |
|--|-----------|
| 1. Red Deer Foreign Car Centre - rezoning of Lot 10, Blk 6, Plan 1551 H.W. | 11.       |
| 2. Richards and Berretti - proposed office building for Maclab Const.      | 11-12-13. |
| 3. Sorenson Bus Lines - application to build a garage                      | 14.       |

5. By-laws:

- No. 2011 O - Zoning By-law amendment - 1st reading.  
No. 2142 - Debenture - 2nd and 3rd readings.

6. Notices of Motion:

1. Heating for Arena - by Alderman Moore.

UNFINISHED BUSINESS

1.

Item No. 1

Research Council of Alberta,  
Edmonton, Alta.  
July 26, 1963.

Mr. F.A. Amy,  
City Commissioner,  
City of Red Deer.

Dear Mr. Amy:-

Re: Water Resources - Red Deer River  
City of Red Deer  
Your file W.1-1

---

With reference to your letter of July 11, 1963, I shall try to sum up briefly the hydrological conditions and well developments in the area immediately north of Red Deer.

One well field has been developed by several oil companies, known as Joffre Operators, in the north half of Sec. 27-38-27-W4 Mer., on the west bank of the Red Deer River. Particulars of this field such as number of wells, exact locations of the wells, production and depths of the wells, etc., are not known to me. This well field obtains its water from the Red Deer River through the gravel and sand formations of the river banks.

The possibility of developing a high capacity well field in the S.E. 1/4 Sec. 28-38-27-W4 Mer. was shown in a report submitted to the City of Red Deer by the Research Council of Alberta in May 1961. The predicted prospective yield of three production wells at this site is approximately 1 mgd (millions of gallons per day - Imperial) or 1,85 cfs (cubic feet per second). Practically all this amount of water will be withdrawn from the river by means of induced infiltration once the wells are in production.

The minimum river discharge at the Red Deer gauging station for the 51 year period between 1912 and 1963 was 64 cfs recorded on December 7, 1922. The average discharge of the river is measured to be 1862 cfs at the same station and for the period between 1912 and 1958. Thus the prospective pumpage of 1 mgd at the city's well field would be approximately 3.5% of the minimum and 0.1% of the average discharge of the river. This is a negligible fraction of the total flow and no noticeable influence of pumpage on the volume can be expected.

No data are available to the Research Council on the amount of pumping for industrial use throughout the immediate area outside the City. Therefore the combined effect of this pumping on the volume of the river water cannot be estimated.

Variations of the water table can be established only by means of permanent observation wells. Since no observation wells are installed in and around the city the general tendency of the changes in the water table is unknown.

If City Council anticipates that it will have to face similar problems in the future I would recommend that it considers the establishment of a permanent observation-well network. Records obtained from an observation well network combined with a systematic study of the water resources of the city could result in a report on the possibility of a sound and most economical development of the water potential of the city.

I feel that this type of study will eventually be proven to be indispensable in the case of every fast-growing municipality.

Yours truly,

J. Toth,  
Groundwater Division.

The above information was received in answer to request of Alderman Mrs. Taylor  
City Clerk.



July 30, 1963.

The Mayor and Council,  
City of Red Deer, Alta.

Gentlemen:-

Attached please find the following:

1. A letter to City Council requesting that an appeal beheard on behalf of the proposed Glamorgan Nursing Home in West Park, Red Deer.
2. Copies of letters signed by individuals requesting that their names be withdrawn from the petition they originally signed, against the construction of the Glamorgan Nursingg Home in West Park, Red Deer.

In reference to these letters, please be advised that all the people we contacted, were definitely not opposed to the Nursing Home, but rather the duplexes proposed for the same area.

The persons signatures whichwe have omitted, are due to the following reasons:

- (a) "not at home", or "away on holidays".
- (b) "Not home owner", but renter.

3. A colored architectural drawing showing the appearance of the completed nursing home.

Yours very truly,

GLAMORGAN NURSING HOMES LIMITED  
A.J. Ferenz.

July 30, 1963.

The Mayor and Council,  
City of Red Deer,  
Red Deer, Alta.

Dear Sirs:

Re: Proposed nursing home - Lots 11-16, Blk 34,  
Plan 5816 M.C.

We the undersigned, wish to make an appeal against the rejection of construction of a nursing home on lots 11-16, located in West Park, the City of Red Deer.

We understand the main reasons for this rejection were:

- (a) The height of the building.
- (b) The loss of property value
- (c) Problem of parking
- (d) Upkeep and maintenance of building and grounds.

In order to deal with these problems properly, we should like to comment on the above reasons.

1. The height of the building will compare very closely with that of conventional residences already in the district. The main concept in design of our nursing home is one that leads to blend in with the surroundings and homes in the area, thereby giving an effect of nothing more than a large rambling type or residential building.
2. We certainly disagree with the statement of "loss of property value", as again, the concept of design and the area devoted to lawn and shrubbery certainly tend to improve the overall appearance of the area, thereby giving what I would consider an improvement in land value.
3. Parking certainly does not create any problem, as a sufficient amount of parking area is provided at the rear or side of the building, thereby eliminating any on the street parking.

4. As one can readily imagine, a great deal of capital is invested in a building of this nature and it only stands to reason that a considerable effort and time will be spent in maintaining the building and grounds, thereby eliminating any possibility of unkept conditions.

In conclusion, I should like to mention that a Mrs. Taylor, member of your City Council, visited and inspected our operation in Calgary and reported her findings to your Mayor. I believe it is only fitting, that her report be heard and discussed at the forthcoming meeting, August 6, 1963. Also, we would be more than willing to arrange for a delegation from Red Deer to travel to Calgary and inspect our place of operation and inquire into our reputation.

I am certainly hopeful that this appeal will be dealt with in the proper manner and that a decision in our favor will be passed; as we are certain the people of Red Deer need and deserve an honest, well-operated nursing home whose first and primary concern is the welfare and happiness of its patients.

Yours very truly,

GLAMORGAN NURSING HOMES LIMITED  
A.J. Ferenz.

Re: Application by Glamorgan Nursing Homes.

The copies of the letters signed by the people withdrawing their names from the original petition reads as follows:

"I, the undersigned, who originally signed a petition against the construction of the above nursing home, wish to retract my name from the petition. My reason in doing so, is that I now have a clear understanding as to the type of construction and building proposed, and the reason for which I originally signed the petition are no longer valid."

The above is signed by:

Mr. and Mrs. A.G. Pim	5706-41 St. Cr.
P.T. Dick	5710-41 St. Cr.
Mr. and Mrs. R. Nerdahl	5714-41 St. Cr.
Mr. W. Rowat	5749-41 St. Cr.
Mr. and Mrs. Nykoluk	5702-41 St. Cr.
Mr. and Mrs. Matheson	5722-41 St. Cr.
Mr. A Stone	3923-57 Ave.

All the above named were on the original petition. The following names were also on the original petition but for the reasons already mentioned the developer was unable to contact them:

Mr. and Mrs. L.M. Gillespie	5745-41 St. Cr.
Mrs. L. Benediktson	5730-41 St. Cr.
Mr. and Mrs. L. Gill	5734-41 St. Cr.
Mr. and Mrs. R. Willsie	5726-41 St. Cr.
Mr. and Mrs. N.J. Borde	5629-41 St. Cr.

All names shown according to our tax roll, are property owners.

Our Solicitor advises that as Council have already refused this application on the basis of the petition, it will be necessary for the applicant to submit this request to the Zoning Appeal Board.

Commissioner.

No. 4

Re: Application of Eldon Foote - Nursing Home on  
Part of Parcel E, South Hill.

The following resolution was passed at Council meeting July 22, 1963:

"Moved by Alderman Power, Seconded by Alderman Taylor, Council of the City of Red Deer hereby resolve that steps be taken to rezone Lot E, Plan 5812 K.S. to permit the construction thereon of a nursing home. Council further agree that amending by-law when prepared be given one reading by Council and be not processed further until such time as plans of proposed development are available and approved by Council."

The above company representatives have submitted their plans and they will be available for Council meeting of August 6, 1963, and the 1st reading of the Zoning By-law is asked for to-night.

We therefore recommend that the normal process of rezoning this parcel be followed through and that the necessary approval be given to these plans subject to final plans and specifications meeting normal City building standards and that the services are prepaid and necessary setback and easement secured before building permit is issued after final approval of zoning amendment.

COMMISSIONERS.

- - - - -

No. 5

Stanley, Grimble, Roblin Ltd.  
 Edmonton, July 31, 1963.

Mr. R. Stollings,  
 City Clerk,  
 City of Red Deer,

Dear Sir:-

Re: 45 Street Overpass

Further to our telephone conversation of yesterday's date in which we were asked to report on the following resolution passed at the last City Council meeting. "Council of the City of Red Deer hereby resolve that steps be taken to proceed immediately with the detailed planning and construction of the proposed 45 Street Overpass and that the consultants submit an opinion to City Council for their next meeting August 6, 1963, as to the feasibility of constructing a 3 lane bridge together with estimated cost".

The question of the possibility of building a 3 lane overpass instead of the proposed 2 lane structure may be dealt with as follows:

1. It is physically feasible to build the proposed overpass and approaches to provide for 3 traffic lanes.

2. The cost of the additional right-of-way required to build the wider facility would not be great. Most of the additional right-of-way required would be City owned land.

3. A further application to the Board of Transport Commissioners would be necessary to change the Board Order to cover the additional cost and to obtain approval of revised plans. The reapplication to the Board would relay the start of construction by 4 or 5 months unless the design was started now and worked on concurrent with the application in anticipation of the Board's approval.

4. We have estimated the additional cost of widening the structure and immediate approaches to be approximately \$127,000 and Red Deer's share to be approximately \$20,000. This would provide a 3 lane approach from the west and a 4 lane approach to the structure from the east within the limits of the Board's contribution. The remaining sections of road to the east and west would be left as 2 lane roadways.

5. We phoned Mr. Shier, Chief Engineer of the Board of Transport Commissioners to obtain his opinion on various aspects of the above proposal. He advised that the Board would give considerations to a new application for a wider structure after due consideration of the estimated number of years in the future that the additional width is required. If the period was less than 20 years they would probably view the application favourably. He questioned the desirability of a 3 lane structure, but thought a wide 2 lane structure with provision to expand to 4 lanes might be more logical.

He advised that on the basis of the Board's present regulations any widening in the future would probably be considered as "reconstruction and improvement" and would qualify for a 50% grant from the Board to a maximum of \$250,000. At this time there is no fixed percentage for "reconstruction and improvement" in regard to the railway's contribution. This would be established by agreement or by a ruling of the Board. The division of cost might likely be established at 50% from the Board, 12 1/2% from the railway and 37 1/2% from the City.

To our knowledge the Department of Highways has never dealt with a situation where a City overpass has had to be widened and as far as we are able to determine has no ruling on this matter. There is, however, a good possibility that they would share in the cost of future widening.

We have examined the possibility of constructing the proposed 2 lane overpass on an alignment which would allow the construction of a future additional 2 lane structure parallel and to the south of the one proposed. We think the need for the second structure would occur when a new bridge across the Red Deer River was built on the west edge of the present city development.

It is our opinion that this method of providing additional traffic capacity at 45 Street in the future would be the most economic from everyone's point of view and would serve Red Deer's long term growth satisfactorily. It would defer the expenditure of funds until they are needed and if the need is 20 years or more in the future it would allow the decision to be made at a time when a more accurate assessment of conditions could be made. We do not recommend the City consider building a wide 2 lane structure in anticipation of its future use as a reversible 3 lane bridge because of operational difficulties and costs associated with operating a reversible 3 lane bridge.

If the planners long range projections for the period beyond 20 years indicate the likelihood of the need for a 4 lane structure at 45 Street, we would recommend that during the location survey, property acquisition and detail design phase, provision be made for a future parallel 2 lane structure.

Enclosed is a summary of our cost estimates. If there is any further clarification required to this report we could expand on any aspect of the above items.

Yours very truly,  
STANLEY, GRIMBLE, ROBLIN LTD.  
L.G.Grimble, P. Eng.

Note:

The above information requested by Council at meeting of July 22, 1963.  
CITY CLERK.

SUMMARY OF ADDITIONAL COST FOR 3 LANE BRIDGE STRUCTURE,  
4 LANE EAST APPROACH & WIDENING OF WEST APPROACH UP  
TO S.W. RAMP

	<u>TOTAL</u>	<u>CITY'S SHARE</u>
A. Cost Shareable by BOTC CPR City & Province	94,854	\$ 7,110
B. Cost Shareable by City & Province	23,690	11,845
C. Property Acquisition Shareable by BOTC CPR & City	<u>8,500</u>	<u>1 275</u>
GRAND TOTAL	126,844 =====	20,230 =====

WATER ANALYSIS REPORT  
CHEMICAL

	<u>Parts per million</u>	Date received - July 9, 1963.
Total Solids	210	
Ignition Loss	140	
Hardness	105	
Sulphates	13	
Chlorides	nil	
Alkalinity	80	
Nature of Alkalinity	Bicarbonate of lime and magnesium	
Nitrites	nil	
Nitrates	nil	
Iron	nil	
Fluorine	0.63	

Water is chemically suitable

C. Emerson No 1e,  
Provincial Analyst.

## REPORT NO. 2

Meat Inspection report - City of Red Deer  
March, April, May and June

		<u>Carcass Kill</u>			<u>Carcass Rejections</u>		
		<u>Beef</u>	<u>Pork</u>	<u>Sheep</u>	<u>Beef</u>	<u>Pork</u>	<u>Sheep</u>
Central Abbatoir	March	46	85	14	0	0	0
	April	50	69	12	2	0	0
	May	64	12	98	0	0	0
	June	45	10	51	0	0	0
Bert's Cold Storage				Nil			
Alberta Meat Market				Nil			

PORTIONS REJECTED

		<u>Beef</u>	<u>Pork</u>	<u>Sheep</u>
Central Abbatoir	Mar.	1 hind quarter injury & hematoma 5 liver abcesses	7 livers parasitic	0
	April	7 livers abcesses 4 kidneys-inflammation	3 livers parasitic	0
	May	6 livers abcesses	0	0
	June	6 beef livers abcesses	5 livers parasitic	0
Bert's Cold Storage		NIL		
Alberta Meat Market		NIL		

## REPORT NO. 3

July 19, 1963.

To: City Commissioners  
From: Building Inspector.

Re: Temporary building - Lots 9 and 10, Blk 1,  
Plan 6784 K.S.

This is an application to construct on a temporary basis on the above site a garage for the storage of plumbing materials. The size of the building is 20' x 24' and it will be located 20' from the east property line (lane).

The applicant states that approval is sought until such time as a street is built or for 3 years.

We can see no objection to this proposal but would recommend that if approval is given it be for a period of 3 years subject to extension of time on approval by the City Council or until the completion of 51 Ave., whichever is the sooner, and that this be covered by an agreement satisfactory to the

City Solicitor covering the removal of this building as and when required.  
Plan will be available for Council.

G.K. Jorgenson,  
Building Inspector,

Agree with the above recommendations.

Commissioner.

REPORT NO. 4

Finance Committee Recommendations

At the meeting of the Finance Committee held July 29, 1963, the matter of having a professional job evaluation of all non-union personnel was discussed.

The Finance Committee were unanimous in recommending as follows:

"That the firm of Stevenson & Kellogg be engaged by the City of Red Deer to perform a professional job evaluation of all non-union personnel at a cost of \$2,700.00."

The matter of authorizing an over-expenditure for the repair of City owned house recently purchased at 5927-52 Ave. was also discussed with the following recommendation being submitted for Council's consideration:

"Finance Committee recommend an over-expenditure in the amount of \$900.00 for repair of City owned house located at 5927-52 Avenue, Red Deer."

----- City Clerk.

REPORT NO. 5

July 31, 1963.

To: City Commissioners

From: Building Inspector

Re: Application for Home Occupation

The following application meets with the requirements of Zoning By-law No. 2011 for Home Occupation and is submitted for approval.

1. John Veuger 5935 West Park Cr. Painting

F. Szastkiw,  
for G.K. Jorgenson,  
Building Inspector.

Recommend approval.

Commissioners.

REPORT NO. 6

July 31, 1963.

The Mayor and Council,  
City of Red Deer.

Gentlemen:-

In response for one 450 KVA Pad Mount Transformer for use in the new Safeway Shopping Centre, 3 bids were received as follows:

John Inglis Co.	\$4,094.00 *
R.L. Brews & Son (Pioneer Electric)	4,198.00
Maloney Electric	4,218.00 *

\* These prices do not include the cutouts which would cost a total of \$89.40. This would make Inglis' price \$4,183.40 to be comparable to R.L. Brews & Son.

After examining the proposal and drawings submitted by John Inglis, it was found that it would not be possible to make the necessary duct connections on the secondary compartment.

I would therefore recommend we purchase the transformer from R.L. Brews & Son for \$4,198.00.

Yours truly,

A.S. Krause,  
Purchasing Agent

Concur with the recommendations of the Purchasing Agent.  
Commissioner.

REPORT NO. 7

July 29, 1963.

To: City Council,  
City of Red Deer.

Gentlemen:-

In response to our tenders for sewer pipe, the following prices were received:

Quantity, size & type	Med. Hat Brick & Tile	Consol. Concrete	Vanguard Concrete Products	Crane Supply Ltd.
2,000' of 8" standard strength	*\$940.00	\$1060.00	\$1020.00	\$3080.00
450' of 12" standard strength	450.00	432.00	* 423.00	--
240' of 15" standard strength	424.80	295.20	* 276.00	--
360' of 15" extra strength	637.20	* 442.80	572.40	--
316' of 18" Class III	1153.40	808.96	* 783.68	--
316' of 18" Class II	1153.40	808.96	* 767.88	--
128' of 21" Class II	--	409.60	* 390.40	--
266' of 24" Class IV	1702.40	1218.28	*1117.20	--
204' of 24" Class III	1305.60	816.00	* 754.80	--

\* - lowest price for each item.

In view of the foregoing I would recommend we purchase the 8" pipe from Medicine Hat Brick and Tile at \$940.00; the 15" extra strength from Consolidated Concrete for \$442.80 and the balance of our requirement from Vanguard Concrete Products for \$4,512.96.

Yours truly,  
A.S. Krause,  
Purchasing Agent.

Concur with the recommendations of the Purchasing Agent  
Commissioners.

REPORT NO. 8

No. 9 Red Deer Health Unit  
July 31, 1963.

Mr. R. Stollings,  
City Clerk,  
City Hall, Red Deer.

Dear Sir:-

During the month of July, 1963 samples of water from 12 sampling points in the City distribution system were tested bacteriologically and found to be Negative. This indicates that the water supply is being properly treated.

Yours truly,  
H. Bownes, Public Health Inspector.

Business and Professional License Report  
July, 1963.

	<u>1962</u>	<u>1963</u>
Business and Professional	\$740.00	\$848.00
Mobile Homes	214.51	215.36
Public Accommodations	20.00	25.00
Machinery	70.00	50.00
Dray	100.00	50.00
Taxi and Taxi drivers	4.00	2.00
Vending	8.00	nil
Dogs	14.25	36.00
Bicycles	36.00	81.75
TOTAL	\$1206.76 =====	\$1308.00 =====

Total for period January 1 to July 31, 1962      \$17,825.07

Total for period January 1 to July 31, 1963      \$20,530.40

Additional amount collected for month of July      \$108.25  
as Business Tax as affected by home occupation.

F. Szastkiw,  
License Inspector.

-----

REPORT NO. 10

Dog Control Report - July, 1963.

Still impounded June 30, 1963	Nil
Impounded during July, 1963	23
Total	<u>23</u>

Redeemed	11
Ethanized	7
Sold	Nil
Still	
impounded	5
Total	<u>23</u>

F. Szastkiw,  
License Inspector.

-----

REPORT NO. 11

Land Committee Recommendations

At the meeting of the Land Committee held August 1, 1963  
the Committee recommended as follows:

That the balance of the Sunnybrook subdivisions be made available to home owner applicants only, effective August 26, 1963, and that lots 11 to 16 in Block 7; Lots 4 to 14 in Block 9; 5 to 24 and 50 to 60 in Block 10; 4 to 20 in Block 11; 1 to 21 in block 12 and 1 and 7 to 15 in block 13 be made available to contractors on September 5, 1963.

It was further recommended by the Committee that lots not made available to contractors be restricted to home owner applicants only.  
City Clerk.

LETTER NO. 1

Red Deer Foreign Car Centre Ltd.  
Red Deer, July 17, 1963.

To the Council of the  
City of Red Deer.

Dear Sirs:-

Re: Lot 10, Block 6, Plan 1551 H.W.

Recently we purchased above mentioned lot from M.E.L. Construction, which is located at 4407-51 Ave.

We obtained a license for repair and maintenance of motor vehicles and also for a new car dealership. We would like to know if it is possible to rezone the above lot from industrial to commercial, as we would like to obtain a ~~permit~~ to sell gasoline to the public.

Kindly waiting your decision regarding this matter.

Yours truly,

Red Deer Foreign Car Centre Ltd.  
R.H. Kouwen, Sec.-Treas.

Planning Director's Comments:

1. Would see no particular objection to rezoning this site C.2 or C.1 provided the site to the immediate north is rezoned at the same time. I believe this would place the present use on the north site into the non-conforming category. However, I consider it most desirable to upgrade this area if possible in connection with the overpass.

2. Recommend the views of owner to north be obtained before Council makes decision on proceeding with rezoning of these two properties.

3. Agree with City Engineer's comments that access to this lot is poor and if substantial business grew from use of pumps, serious traffic congestion on 45 Street could occur. Would recommend that pumps be treated as conditional or accessory use and be approved (after rezoning) on year to year basis and if traffic problem arises, pumps to be removed.

City Engineer's Comments

Main objection - I would not want to see this developed because this would cause traffic conflicts on 45 Street which will become a major traffic route. Traffic conflicts at this point to-day are minimal.

Commissioner's Comments

Would suggest that it might be desirable to hold off the rezoning of this area until after the construction of the overpass, and a study made of the traffic pattern.

LETTER NO. 2

Richards & Berretti,  
July 23, 1963.

Red Deer City Council,  
City Hall, Red Deer.

Gentlemen:-

Re: Proposed office building for Maclab Construction  
Ross Street north of City Hall.

We are acting for Maclab Construction in connection with the above development, and have previously been in touch with Mr. Cole regarding the basic layout of this development. We wish to ask Council's consideration to allow Maclab Construction to build up to the north boundary adjoining the lane at 2nd to 6th floor levels, contrary to the present by-law which requires a set-back from the lane of 5'. We have provided in our plans this 5' setback on the ground floor and basement, which enables vehicles to pull into this space from the lane,

if necessary. There are no columns within this area, and we propose to cantilever the building over this space abutting the north property line.

We have endeavoured to create a pedestrian arcade on Ross Street by setting the main floor window area back 8' from the City property line. We felt this would improve the general appearance from the main thoroughfare. You will realize that this 8' setback on Ross Street, which is not required by City regulations, means a loss of valuable space to the owners, and they are hoping that you will permit them to provide the additional floor space at the rear of the property.

You will note on the drawing a truck loading area has been provided at the lane, in excess of the present City requirements.

We would like to ask your consideration also to relax the present requirement restricting development on the site to a minimum of 2 storeys. You will note on the elevation, bottom left hand corner, that we propose one-storey only on the west of the site, developing into a 6 storey building to the east. The reason for this is primarily architectural design, which was also discussed with Mr. Cole. We have endeavoured to emphasize the height of the centre portion of the building, and this could only be achieved by keeping the lower portion as low as possible.

We hope you are able to justify the relaxations referred to

Respectfully submitted,

Yours faithfully,  
RICHARDS & BERRETTI  
H.J. Richards.

Planning Director's Comments,

July 31, 1963.

As requested I give hereunder my comments on the letter dated July 23, 1963 from the architects, Richards & Berretti to City Council.

Two matters are covered in the proposed letter, firstly the question of the 5' setback requirement, and secondly, the question of the two storey requirement on Ross Street. My comments are as follows:

5' setback

The 5' setback on downtown lanes at the rear of commercial properties was intended to insure that the lane could eventually be widened to 30'. It was considered that the arrangement of lanes in the downtown area made a one-way traffic flow on such lanes impractical and that therefore it would be necessary and desirable to have a lane a width which would allow for quick loading and unloading without blocking the right-of-way. This requirement is in addition to the requirement for a specific loading and unloading area for each building.

The applicant is now requesting the right to setback only on the ground floor and we understand up to a height of at least 12' and thereafter to carry the building out to the property line. Where a 6 storey building is involved, this can add up to quite a substantial amount of floor space, and I would think that Council must take into account two factors:

- (1) Is 12' clearance adequate for all vehicles which are likely to use City lanes?
- (2) It would make it very difficult to register the 5' setback as lane widening unless an encroachment agreement should be signed in connection with the other lane.

In this connection it should be noted that the height of many semi-trailers is 12'10" and this excludes the refrigeration equipment which may be installed on the roof.

Several buildings have already been set back 5' for their entire height and there is no doubt from the point of view of administration it would be much simpler to leave the by-law as it is, which requires the entire building to be set back 5'. If, on the other hand, Council feel that the object and intent of the by-law will be adequately served by keeping the basement and ground floor back 5', then I would suggest that the by-law be amended to permit the floor above the ground floor to overhang the 5' providing there is an unobstructed clearance of at least 14', and that the 5' setback is dedicated as

13.  
lane widening and an encroachment agreement be entered into with the City regarding the overhang. I would think that the encroachment agreement should be for a normal rent only.

2 storey requirement

It will be noted that the applicant is also asking for a relaxation of the minimum requirement of 2 storeys on the 30 feet of building lying to the west of the tower. The by-law makes provision that such a requirement may be waived by Council where it considers it appropriate. In view of the bulk of the building in the main tower, I would recommend that Council approve the one storey building as shown on the plans, in conjunction with the tower.

It should perhaps be mentioned at this time that there are two other matters which would have to be dealt with by the applicant, namely the question of parking and secondly, the requirement of the by-law to the effect that a 6 storey building having a floor area of 4 times the site area, is only permitted where the 6 storey portion of the building covers half the area of the ground or first floor. Before a permit is issued it will be necessary for the owner to enter into an agreement with the City regarding the construction of the area to the east of the tower and also limiting the building on such area to 2 storeys.

The applicant is aware of these facts, but we understand, wishes to clear the other two items first.

Submitted for consideration.

Yours truly,  
D. Cole,  
Director.

Commissioner's Comments

Re: Maclab Construction - Ross St.

Re: 5' set back

Council policy on downtown construction is for the widening of lanes by 10', therefore would recommend that Maclab be allowed the 5' overhang of the upper floors, providing the clearance is approximately 14'.

2 storey requirement

Agree with Mr. Cole's recommendation.

Parking

The Building Inspector has calculated the requirements will be 117 stalls.

Floor area

Agree with Mr. Cole re agreement regarding future construction to east of tower.

Commissioner.

LETTER NO. 3

Sorensen Bus Lines Ltd.  
Red Deer, July 18, 1963.

City Commissioner,  
City of Red Deer.

Dear Sirs:-

Our company desires to build a 50 x 88 cement block garage for servicing and storage of buses at 4918-52 St.

We propose demolishing the present Burns Block to put this building up. It will have a second storey 50 x 30 for our offices and be set back from the street the necessary 7'.

However, your engineering department advise we have to provide space for 15 cars to park for a building this size but as the whole ground floor is to be used as parking space, we feel we should not have to provide any additional parking for the ground floor area. We are quite prepared to provide space for the 3 cars needed for the second storey and in fact have ground space at rear of proposed garage of 50 x 40 except that 30 x 40 of this space is needed for driveway entrance into the building.

We would appreciate Council's consideration in view of this being all parking on ground floor, granting exemption of necessity to provide 15 parking stalls or pay a penalty for not doing so. As outlined, there is 40 x 50 available at rear and should future use require no back entry, there is enough space to meet the City's requirements.

We might also add we are probably one of the very few firms who supply staff with off-street parking now, as not one of our staff of 16 or more working out of Red Deer, use either the street or public parking, as we have 2 lots for staff parking, directly behind garage.

Yours very truly,

SORENSEN BUS LINES LTD.  
G.L. Sorensen.

Sorensen Bus Lines Ltd.  
Red Deer, July 30, 1963.

Mr. G.K. Jorgenson,  
Building Inspector,  
City of Red Deer.

Dear Sir:-

Re: Proposed garage, 4918-52 St.  
Lots W 1/2 33 - 34, E 1/2 35, Blk 15, Plan K.

Enclosed please find:

1. A plot plan showing the location of the proposed building and unloading zones on the site.
2. A floor plan showing the parking stalls that are to be provided within the building.
3. Elevations of the proposed building.

Parking and loading zones will be surfaced with asphalt pavement.

Yours very truly,  
SORENSEN BUS LINES LTD.  
C.L. Sorensen.

To: City Commissioner  
From: Zoning Officer.

August 1, 1963.

Re: Bus Depot - Lots W 1/2 33, 34; E 1/2 35, Blk 15, Plan K.

This proposal is to erect a service garage on the above mentioned property in a C.1 district. A public garage is a conditional use in a C.1 district. Council must rule as to whether a service garage is similar to a public garage. Then Council must also approve of the Conditional use if it is considered to be similar to a public garage. The parking requirements are 1 stall for every 300 sq. ft. of ground floor and 1 for every 500 sq. ft. of floors above, the minimum dimensions of which are 8' 6" x 18' 0" and which shall be readily

accessible. This building would require 16 stalls for ground floor and 3 stalls for the floor above plus 1 unloading space opposite each unloading door of a minimum area of 300 sq. ft. and dimension of 8' 6".

The applicant was requested to provide the following plans for Council's study.

1. A plot plan showing the location of the proposed building and unloading zones on the site.
2. A floor plan showing the parking stalls that were to be provided within the building.
3. Elevations of the proposed building.

The attached plans were submitted for this purpose.

The floor plan indicates that there are two large doors on both the north and south ends of this building. It would appear that these are intended as entrance and exit doors to the building. Access to these doors and the required loading zone would utilize all of the front and rear yards and so there is no space apparently available on the site outside the building for parking. The plan further indicates a drive through operation and such would eliminate space for parking within the building. The space indicated as "storage area for 6 buses or 24 cars" is not sufficiently wide for right angle parking of cars providing stalls 8' 6" x 18' 0" with access space, nor for any angle parking 30° or greater. Since the plans do not indicate the location of stalls we cannot see how the applicant intends to provide the 19 stalls readily accessible as required by the by-law. We would further draw your attention to the total floor area of this building. This being 6100 sq. ft., the plans must be signed by an Architect.

Red Deer District Planning Comm.  
August 2, 1963.

City Commissioner,  
City of Red Deer.

Dear Sir:-

As requested I give hereunder my comments on the proposal of Sorensen Bus Lines.

It is not possible to evaluate properly the proposal on the basis of the plans submitted but there are a number of points on which, perhaps, some preliminary comments may be of use at this stage.

#### USE OF PROPERTY

1. The first matter is the question of the use of the property. This is a C.1 District which is reserved for high class retail and public service uses. The proposed building would appear to be a storage area for buses together with a service area for servicing these buses.

It would be my view that this cannot be considered "similar" to a public garage which is there to serve the public and therefore is a proper use in a retail area.

It may be argued that this use is accessory to the main use of a bus depot but in this connection it should be noted that an accessory use is defined as "a use of a building or site which the Council decides is normally incident and subordinate to the principal use of the building or site." To the best of my knowledge, it is not usual for a storage and service area for buses to be adjacent to a bus depot in a central business district. For this reason, unless evidence can be produced to Council to the contrary, I would not recommend Council accepting this as a proper accessory use to the principal use of a bus depot.

It would be my opinion that such uses should be discouraged in the central business district and particularly in this area where an upgrading in the type of building and use is highly desirable.

This type of use does not justify an attractive building or the attraction of customers to the area. Economics dictates that such storage areas and service areas should be located on lower value land in industrial or semi-industrial locations.

CAR PARKING REQUIREMENTS

2. On the matter of car parking, it is not at all clear what cars are to be accommodated and precisely where. The by-law does not provide for alternatives of buses or cars, but for the provision of spaces for the parking of cars which would be the cars of employees and/or customers.

If this space was to be used for the provision of cars as required by the by-law then the space could not be used for the storage of buses and presumably this is the purpose of the building.

The definition of a parking space was recently revised to make sure that areas used for servicing vehicles would not be accepted as parking spaces under the by-law.

THE PLANS

3. The plans of the elevations indicate that there would be offices above the garage, but on the main floor plan there is no indication as to how one could get at these offices! There would appear to be no provision for toilets. The plan would seem to provide for doors, front and back to permit a drive-through operation. Of course if the general principles are decided by Council, proper architects plans would be required. I firmly believe that if this proposal is allowed to go ahead, that in a few years time when North Red Deer represents a substantial part of the total City and developers will look to this area north of Ross Street for new commercial buildings, the City would regret the erection of a warehouse and service depot for buses.

It seems to me that if this proposal is acceptable to Council then there would be nothing to prevent the oil companies such as Halliburton from establishing warehouse and service facilities in the heart of our downtown business district. The only prevention would be the uneconomic use of expensive land and in fact this is what sound planning is based upon, the most advantageous and economic use of land in the interest of the community.

This Commission like the City, is most anxious to encourage development and growth, but it considers it equally important that development and growth should be guided into locations where it is economically sound and where it does not prejudice the interests of the community as a whole.

This matter is, of course, for Council to decide but it is my opinion that the by-law would have to be amended to permit this use in the area and it would have to be amended to make the proposed parking area acceptable.

Submitted for your consideration.

Yours truly,  
Denis Cole,  
Director.

Note:

Agree with comments of the Planning Director.  
COMMISSIONERS.

NOTICE OF MOTION

The following Notice of Motion was made by Alderman Moore at meeting of July 22, 1963:

"Owing to the differences of opinion regarding methods of heating to be used in the Arena, I intend to move, or cause to be moved, the following motion:

"That an independent Heating Engineer be engaged, and his advise be used to make a decision."

THE CITY OF RED DEER

Mobile Home Application Form  
Licensing

1. Mobile Home Licensing is applicable in accordance with Licensing By-law 1862, Section 60A - Mobile Home Licensing and referred to in The City Act (Part IV) Section 353a.
2. Mobile home application form must be completed within 48 hours after arrival within the City of Red Deer and forwarded to the License Dept., City Hall, City of Red Deer.
3. License fees must be paid in advance and must accompany application form. Payment may be made by calling in person to the License Dept. or by forwarding a cheque payable to the City of Red Deer and annotated - Attention: License Department.
4. The fees are as follows:-

	<u>Annual</u>	<u>Monthly</u>		<u>Annual</u>	<u>Monthly</u>
Not over 12 feet in length	31.00	2.58	Not over 30 feet in length	58.00	4.83
16	37.00	3.08	35	67.00	5.58
20	43.00	3.58	40	73.00	6.08
25	51.00	4.25	45	82.00	6.83
			Over 45 feet in length	90.00	7.50

5. Failure to complete and submit application form as required or failure to make payment as required for License Fees may result in penalties as provided for in By-law 1862 Licensing By-law.

LOCATION OF MOBILE HOME \_\_\_\_\_

DATE OF ARRIVAL \_\_\_\_\_ APPLICANT'S NAME \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

PREVIOUS ADDRESS \_\_\_\_\_

DESCRIPTION OF MOBILE HOME

1. MAKE \_\_\_\_\_ 2. MODEL \_\_\_\_\_ SERIAL NO. \_\_\_\_\_

3. COLOUR \_\_\_\_\_ 4. LENGTH \_\_\_\_\_ WIDTH \_\_\_\_\_

(If tenant of mobile home, complete this section)

OWNER'S NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

DATE \_\_\_\_\_ APPLICANT'S SIGNATURE \_\_\_\_\_

DEPARTMENT USE ONLY

DATE FORM RECEIVED \_\_\_\_\_ INDEX CARD PREPARED \_\_\_\_\_

ADVANCE PAYMENT RECEIVED \_\_\_\_\_  
(Yes or No)

SIGNATURE \_\_\_\_\_

RED DEER FAIRGROUNDS COMMISSION

Budgetary Performance Statement  
for the period January 1st to June 30, 1963

In Dollars only

A. FAIRGROUNDS SECTION

	1962 Budget	1962 Actual	1963 Budget	Jan. 1 to June 30, 1963 Actual
<u>RECEIPTS</u>				
Building & Ground Rental	\$3,900	\$3,172	\$3,500	\$669
Residence Rental	840	840	840	420
1962 Surplus			864	864
Federal Grant & Winter Wks.	4,089	4,089	2,000	--
City Requisition	4,782	4,782	6,597	6,000
Agric. Society Req.	2,391	2,391	3,299	3,299
Sundry	300	308	300	1
	<u>\$16,302</u>	<u>\$15,582</u>	<u>\$17,400</u>	<u>\$11,253</u>

DISBURSEMENTS: Operating

Bank Charges	\$ 12	\$ 29	\$ 30	\$ 4
Caretaker Wages	3,204	(3,528	3,410	1,705
W.C.B.	25	(	30	--
U.I.C. and M.S.I.	94	(	95	47
Land Rental	85	66	90	105
Utilities	250	121	150	106
Telephone	70	80	80	40
Deposit Refunds	150	300	200	--
Weigh Scale	6	--	6	--
Equipment Rental	180	180	180	90
Spur Track Rental	25	--	25	25
Stationery & Supplies	25	27	30	16
Secretary Hon. & Bond	208	316	316	166
Advertising	--	17	20	--
City 1961 Advance	3,000	3,000	--	--
	<u>\$7,334</u>	<u>\$7,664</u>	<u>\$4,662</u>	<u>\$2,304</u>

CAPITAL EXPENDITURE

1963 Junior Act. Buildings	\$ --	\$ --	\$6,438	\$ --
1963 Survey	--	--	50	--
1963 Bleachers	--	--	3,000	59
	<u>\$4,000</u>	<u>\$3,852</u>	<u>\$9,488</u>	<u>\$ 59</u>

REPAIRS & MAINTENANCE

Buildings & washroom	\$3,000	\$1,639	\$1,700	\$ 161
Residence	50		50	
Track, fences & Misc.	1,500	1,144	1,500	196
	<u>\$4,550</u>	<u>\$2,783</u>	<u>\$3,250</u>	<u>\$ 357</u>

SUMMARY

Receipts	\$16,302	\$15,582	\$17,400	\$11,253
Less: Disbursements	15,884	14,299	17,400	2,720
Surplus (Deficit)	<u>\$ 418</u>	<u>\$ 1,283</u>	<u>\$ --</u>	<u>\$ 9,533</u>

B. ARENA SECTION

	1962 Budget	1962 Actual	1963 Budget	Jan. 1 to June 30, 1963 Actual
<u>RECEIPTS</u>				
Hockey (Gross)	\$14,000	\$7,128	\$12,600	\$5,749
Skating	2,700	2,636	2,600	1,953
Concession	900	698	800	419
Other income -- including curling rink reimbursement	5,500	2,726	4,000	1,580
City of Red Deer 61, 62, 63 Advance		10,427	10,050	7,309
Sundry		652		
	<u>\$23,100</u>	<u>\$24,267</u>	<u>\$30,050</u>	<u>\$17,010</u>
<u>DISBURSEMENTS - OPERATING</u>				
Salaries & Wages	\$ 8,500	\$(9,377	\$8,500	\$4,265
M.S.I. and U.I.C.	225	(	200	77
Pension	312	(	250	90
W.C.B.	101	(	80	--
Arena-Utilities	3,500	(5,331	3,500	2,202
Ice Plant Utilities	1,700	(	1,800	1,274
	<u>\$14,338</u>	<u>\$14,708</u>	<u>\$14,330</u>	<u>\$7,908</u>
<u>MAINTENANCE</u>				
Equipment	\$ 200	\$1,240	\$ 500	\$ 270
Building	3,250	2,609	1,000	652
General Supplies (i.e. paint tickets, etc.)	1,550	1,427	1,200	460
Ice Plant	885	--	1,700	913
Equipment purchased	400	400	--	--
	<u>\$6,285</u>	<u>\$5,676</u>	<u>\$4,400</u>	<u>\$2,295</u>
<u>REFUNDS</u>				
Hockey - Gate split	\$9,800	\$4,832	\$8,820	\$4,024
<u>CAPITAL EXPENDITURES</u>				
Support posts for trusses			\$2,500	
<u>SUMMARY</u>				
Total Disbursements	\$30,423	\$25,216	\$30,050	\$14,227
Less Receipts	<u>23,100</u>	<u>24,267</u>	<u>30,050</u>	<u>17,010</u>
Surplus (Deficit)	<u>(\$7,323)</u>	<u>(\$ 949)</u>	<u>\$ --</u>	<u>\$ 2,783</u>

C. MEMORIAL CENTRE SECTION

	1962	1962	1963	Jan. 1 to June 30, 1963
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
<u>RECEIPTS</u>				
Rentals - Auditorium	\$2,420	\$3,167	\$3,954	\$1,982
Gymnasium	1,100	821	1,000	910
Sundry	55	89	50	59
City of Red Deer 62/63 Advance		2,596	2,000	2,000
	<u>\$3,575</u>	<u>\$6,673</u>	<u>\$7,004</u>	<u>\$4,951</u>

DISBURSEMENTS

Caretaker Wages	\$2,650	(\$3,732	\$3,600	\$1,806
M.S.I. and U.I.C.	78	(	75	32
Pension	135	(	90	45
W.C.B.	33	(	32	--
Utilities	1,750	1,965	1,900	932
Equipment Maintenance	200	249	200	22
Materials & Supplies	300	259	250	308
Rental refunds	25		25	--
Repairs and alterations	1,000	1,701	--	--
Installation of Washroom Facilities	--	--	272	272
Installation of Showers	--	--	154	154
Aluminum Ladder	--	--	55	55
Curtains	--	--	126	132
Painting of ceiling	--	--	225	25
	<u>\$6,171</u>	<u>\$7,906</u>	<u>\$7,004</u>	<u>\$3,783</u>

SUMMARY

Disbursements	\$6,171	\$7,906	\$7,004	\$3,783
Less: Receipts	<u>3,575</u>	<u>6,673</u>	<u>7,004</u>	<u>4,951</u>
Surplus (Deficit)	<u>(\$2,596)</u>	<u>(\$1,233)</u>	<u>\$ --</u>	<u>\$1,168</u>

# BUILDING PERMITS JULY 1963

J. Phelan	Alterations to single family dwelling	2,500
H.A. Sanderson	Den in basement	300
W. Couper	Private garage	100
Fidelity Homes	Single family dwelling	10,000
Fekete Homes	Duplex	18,000
J.E. Dalderis	Private Garage	400
Richfield Real Estate	Office and service building	40,000
D. Hall	Private garage	700
D. Cline	Private garage	100
Jager Homes (Sask.) Ltd.	Single family dwelling	10,000
C.H. Cornick	Private Garage	800
P. Hansum	Basement den	200
L. Dahl	Basement rumpus room	250
A.E. James	Single family dwelling	11,500
Hansum Bros. Constr. Ltd.	Single family dwelling	11,000
H. Tisdale	Dwelling addition	300
Fekete Homes	Single family dwelling	9,000
Fekete Homes	Single family dwelling	9,000
N. Dykes	Basement suite	650
U.F.A. Co-op	Addition	15,000
A.H. Russell	Basement rooms	1,000
J.W. Bennett	Private garage	300
Kay's Holdings	Hotel addition	130,000
Warner Holdings	Shopping Center	295,000
S. Buruma Constr.	Single family dwelling	12,000
J. Henry	Basement study	100
E. Jacobs	Sun porch	150
J. Jutte	Private garage	250
First National Homes	Single family dwelling	11,000
First National Homes	Single family dwelling	13,000
First National Homes	Single family dwelling	11,000
J.M. Ming	Patio	300
First National Homes	Single family dwelling	13,000
First National Homes	Single family dwelling	13,000
Department of Public Works	Pumphouse	15,000
B. Burke	Warehouse	45,000
Jager Homes (Sask.) Ltd.	Single family dwelling	10,000
Jager Homes (Sask.) Ltd.	Single family dwelling	10,000
Fekete Construction	Duplex	18,000
A.B. Whiteford	Basement rumpus room	250
F. Jay	Alteration to single family dwelling	3,000
Terrace Construction	Single family dwelling	11,000
Jager Homes (Sask.) Ltd.	Single family dwelling	10,000
Jager Homes (Sask.) Ltd.	Single family dwelling	10,000
Jager Homes (Sask.) Ltd.	Single family dwelling	10,000
Jager Homes (Sask.) Ltd.	Single family dwelling	10,000
E.R. Fissenwert	Addition to public garage	25,000

Engineered Homes (Red Deer) Ltd.	Single family dwelling	10,500
Engineered Homes (Red Deer) Ltd.	Single family dwelling	11,000
Engineered Homes (Red Deer) Ltd.	Single family dwelling	11,000
Alton Bros.	Single family dwelling	12,000
Fekete Constr. Co. Ltd.	Single family dwelling	10,000
Fekete Constr. Co. Ltd.	Single family dwelling	9,000
W. Mabb	Dwelling addition	3,300
Fidelity Homes Ltd.	Semi-detached dwelling	<u>20,000</u>

Total for July 1963 903,950

Total for July 1962 = \$1,148,950  
Total for 7 months 1962 = 7,033,782  
Total for 7 months 1963 = 5,222,418